



**GUILFORD COUNTY  
PLANNING AND DEVELOPMENT  
PLANNING BOARD**

**Regular Meeting Agenda**

NC Cooperative Extension – Agricultural Center  
3309 Burlington Road, Greensboro, NC 27405

**November 13, 2024**

6:00 PM

- I. **Roll Call**
- II. **Agenda Amendments**
- III. **Approval of Minutes:** October 9, 2024
- IV. **Rules and Procedures**
- V. **Continuance Requests**
- VI. **Old Business**

**Legislative Hearing Item(s)**

**A. CONDITIONAL REZONING CASE #24-02-PLBD-00073: AG, AGRICULTURAL TO CZ-LI, CONDITIONAL ZONING-LIGHT INDUSTRIAL: 209 E SHERATON PARK ROAD (CONTINUED FROM APRIL 10, 2024)**

Located at 209 E Sheraton Park Road (Guilford County Tax Parcel #142734 in Sumner and Fentress Township) approximately 2,923 feet east of Randleman Road and comprises approximately 48.76 acres.

This proposed request is to conditionally rezone property from AG to CZ-LI with the following conditions:

Use Conditions - Permitted uses shall include all uses allowed in the LI, Light Industrial Zoning District, **except** for the following: (1) Homeless Shelter; (2) Country Club with Golf Course; (3) Golf Course; (4) Swim and Tennis Club; (5) Amusement or Water Park, Fairgrounds; (6) Auditorium, Coliseum or Stadium; (7) Go Cart Raceway; (8) Shooting Range, Indoor; (9) Daycare Center in Residence (In-Home) 12 or less; (10) Daycare Center (Not-In-Home); (11) Fraternity or Sorority (University or College Related); (12) Bank or Finance without Drive Through; (13) Bank or Finance with Drive Through; (14) Furniture Stripping or Refinishing (including Secondary or Accessory Operations); (15) Kennels or Pet Grooming; (16) Motion Picture Production; (17) Pest or Termite Control Services; (18) Research, Development, or Testing Service; (19) Studios Artist and Recording; (20) Garden Center or Retail Nursery; (21) Manufactured Home Sales; (22) Cemetery or Mausoleum; (23) Truck Stop; (24) Beneficial Fill

Area; (25) Bus Terminal and Service Facilities; (26) Taxi Terminal; (27) Construction or Demolition Debris Landfill, Minor; (28) Land Clearing & Inert Debris Landfill, Minor; (29) Recycling Facilities, Outdoor; (30) Laundry or Dry-Cleaning Plant Laundry; (31) Dry-Cleaning Substation

Development Conditions (Amended) – (1) A vehicular connection to the Grey Bridge Neighborhood shall not be permitted, unless gated access is required by the Fire Department for emergency access; (2) All non-emergency access to the site shall be limited to Sheraton Park Road; (3) A vegetative buffer shall be provided and maintained as generally depicted in the landscape buffer concept plan attached hereto and incorporated by reference; (4) Hours of operation shall be limited to the hours between 7:00 a.m. and 6:00 p.m.

The original application, dated February 13, 2024, was continued from the April 10, 2024 Planning Board regular meeting at the applicant's request. This request amends the original application to add the abovementioned development conditions. The proposed use conditions are unchanged.

The proposed rezoning is inconsistent with the recommendation of Rural Residential in the Southern Area Plan. If the request is denied, a plan amendment would not be required. If the request is approved, a plan amendment to Light Industrial would be required.

Information for **CONDITIONAL REZONING CASE #24-02-PLBD-00073** can be viewed by scrolling to the November 13, 2024 Regular Meeting Agenda Packet at <https://www.guilfordcountync.gov/our-county/planning-development/boards-commissions/planning-board>.

**B. UDO TEXT AMENDMENT CASE #23-05-PLBD-00048: AMEND ARTICLE 4 (ZONING DISTRICTS) TO ADD SECTION 4.10, SPECIAL PURPOSE LOTS AND AMEND SUBSECTION 5.14.A.2.C WITH THE CORRECT CORRESPONDING SECTION REFERENCE FOR WIRELESS COMMUNICATION TOWERS**

On June 14, 2023, the Planning Board recommended approval of UDO Text Amendment Case #23-05-PLBD-00048 to the Guilford County Board of Commissioners. The initial request inserted a new Section 4.10 under Article 4 (Zoning Districts) of the UDO to add provisions for Special Purpose Lots (as written under Section 4-9 in the previous Ordinance). Special Purpose Lots are intended to allow sites for family or church cemeteries, sewer lift stations, wireless communication towers, and other utility uses that are supportive and ancillary to the surrounding development. Additionally, the initial request updated the section reference (from Section 4-9 to current 4.10) for Special Purpose Lots found in the UDO, Section 5.14.A.2.c., which establishes Individual Development Standards for wireless communication towers. With this revision, Section 4.10.B would assign the Technical Review Committee (TRC) an advisory role to the Director of Planning and Development as the decision-making authority. The remaining text recommended on June 14, 2024 will remain unchanged.

Information for **TEXT AMENDMENT CASE #23-05-PLBD-00048** can be viewed by scrolling to the November 13, 2024 Regular Meeting Agenda Packet at <https://www.guilfordcountync.gov/our-county/planning-development/boards-commissions/planning-board>. A copy of the Proposed Text Amendment is also included under the **MEETING CASE INFORMATION** section at the link above.

## VII. New Business

### Evidentiary Hearing Item(s)

#### A. **SPECIAL USE PERMIT CASE #24-09-PLBD-00094: SPECIAL EVENT CENTER, 4327 S ELM-EUGENE STREET, ZONED AG, AGRICULTURAL**

Located at 4327 S. Elm-Eugene Street in Sumner and Fentress Townships, Guilford County Tax Parcel 142922, approximately 1400 feet south of the intersection of Ritters Lake Road, comprising approximately 18.2 acres. Approximately 10.46 acres lie within Guilford County's zoning jurisdiction and are subject to this request. The remaining approximately 7.95 acres lie within the Pleasant Garden town limits. The subject parcel is zoned AG.

This request is to consider granting a Special Use Permit for a Special Event Center (Special Event Venue) subject to the submitted Sketch Site Plan along with the following proposed conditions: 1) The cabin structures located on the property shall be available for short-term rental only for guests associated with an event at the property; and, 2) No cabin rentals shall exceed thirty (30) days in duration.

Information for **SPECIAL USE PERMIT CASE #24-09-PLBD-00094** can be viewed by scrolling to the November 13, 2024 Special Meeting Agenda Packet at <https://www.guilfordcountync.gov/our-county/planning-development/boards-commissions/planning-board>. A copy of the Sketch Site Plan is also included under the **MEETING CASE INFORMATION** section at the link above.

## VIII. Other Business

- A. Order to Approve Special Use Permit Case 24-05-PLBD-00084 for Duke Energy Electric Substation, 1872 Andrews Farm Road (see included draft sections of the transcript)
- B. Adopt the 2025 Planning Board Meeting Schedule
- C. Comprehensive Plan Update

## IX. Adjourn

*Information may be obtained for any of the aforementioned cases by contacting the Guilford County Planning and Development Department at 336.641.3334 or visiting the Guilford County Planning and Development Department at 400 West Market Street, Greensboro, NC 27402.*